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OPTION AND
LAND CONTRACT

220 E. SEBAUGH DR.

THIS AGREEMENT entered into at Zanesville, Ohio, by and between Stella M. Thorne, Unmarried, of 3290 Winding Way, Zanesville, Ohio, hereinafter called the Vendor, and Barry Boyles, of 549 Van Worn Avenue, Zanesville, Ohio, hereinafter called the Vendee.

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WITNESSETH

That in consideration of the mutual promises herein, the Vendor agrees to sell and convey and the Vendee agrees to purchase and pay for, under the terms herein expressed, the following described real property, described as follows:

PARCEL ONE:

Situated in the County of Muskingum, State of Ohio, Township of Falls.

Being Lots 8 and 9 of John Sebaugh Subdivision as the same is recorded in Plat Book 9, page 45 in the Plat Records of Muskingum County, Ohio.

PARCEL TWO:

Situated in the County of Muskingum, State of Ohio, Township of Falls.

Being a part of Quarter Township 2, Township 1, Range 7, bounded and described as follows:

Beginning at an iron pin at the southeast corner of Lot 8 in John Sebaugh Subdivision as recorded in Plat Book 9, Page 45; thence south 3 degrees 46 minutes 06 seconds east 265.06 feet to an iron pin; thence north 85 degrees 01 minutes 21 seconds west 359.72 feet to an iron pin; thence north 9 degrees 18 minutes 21 seconds east 265.02 feet to an iron pin; thence along the south line of said John Sebaugh Subdivision south 84 degrees 35 minutes east 299.42 feet to the place of beginning, containing one and ninety-eight hundredths (1.98) acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, May 11, 1983.

The above two parcels are subject to all easements, reservations and restrictions of record and specifically both parcels are subject to the restrictions set forth with the recorded plat of John Sebaugh Subdivision of record in Plat Book 9, page 45 of the Plat Records of Muskingum County, Ohio.

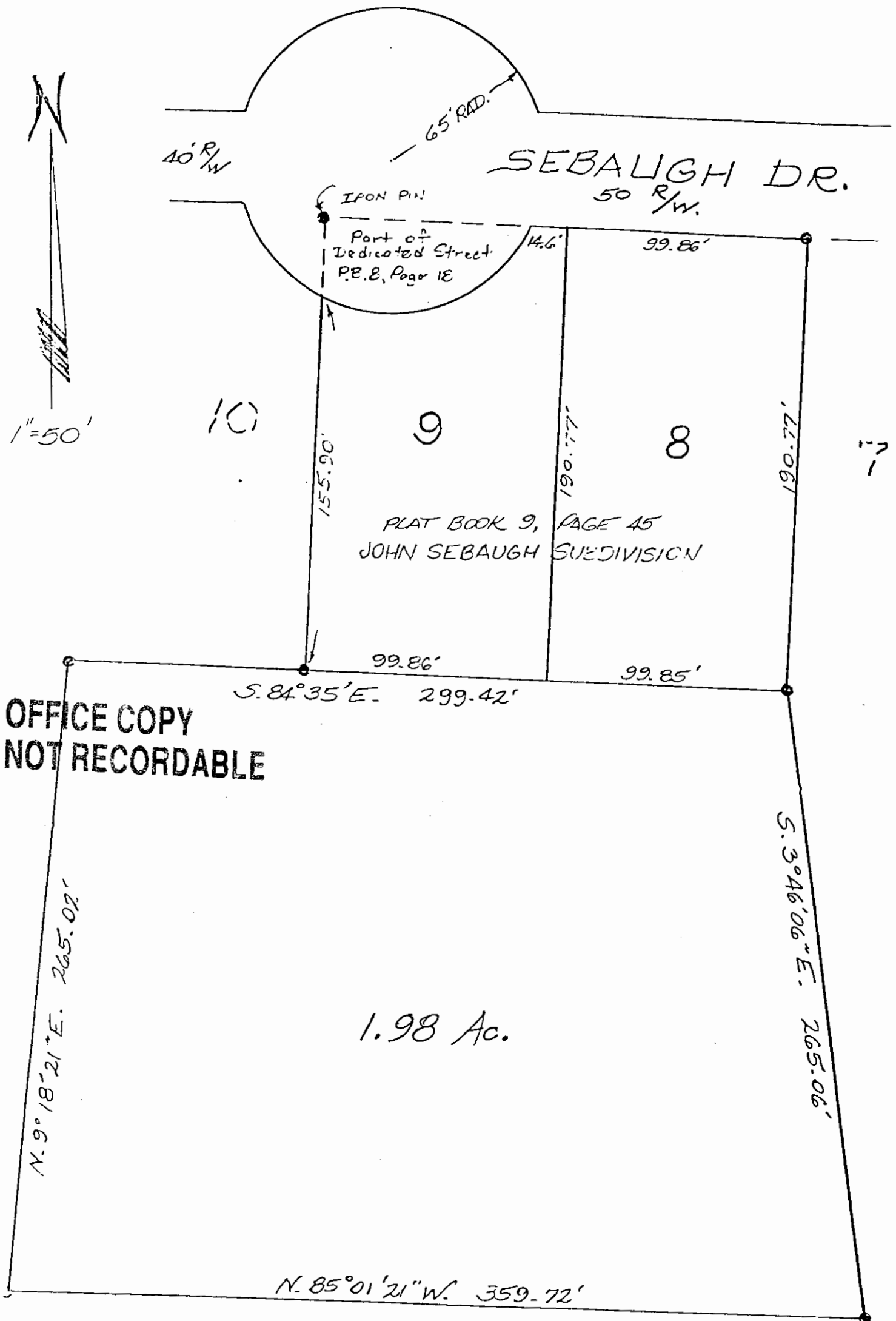
The above described property is free from encumbrances.

The Vendee agrees to pay for said property the sum of Twenty-four Thousand Dollars (\$24,000.00). There are no additional charges or fees includable in this contract.

The Vendee has paid the sum of Six Thousand Five Hundred Dollars (\$6,500.00), the receipt of which is hereby acknowledged, leaving a principal



L. PETER DINAN & ASSOCIATES
27 SOUTH SIXTH STREET
ZANESVILLE, OHIO



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PART OF ETR. TWP. 2, TWP. 1, R. 7, FALLS TOWNSHIP, MCKINLEY CO.
MAY 19, 1983